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Point of View by Diane Yentel, NLIHC President and CEO

Senate Tax Bill is Grossly Irresponsible and Harmful

This is a watershed moment for our country – and it's bleak.

The Senate just rushed to passage an unconscionable, unjust, and grossly irresponsible tax bill. With this vote, Republicans in Congress are one step closer to providing massive, unpaid-for tax cuts for the ultra-wealthy and draining resources needed for other critical investments, including affordable housing.

Some of the contents and impacts of the Republican tax bill are still largely unknown, due to the rushed and secretive process. We know, from a sampling of the last-minute additions to the bill that have been revealed so far, that the bill includes plenty of big-donor stocking stuffers: a tax exemption for a single college with ties to Education Secretary Betsy DeVos, tax benefits for a single Republican mega-donor, and tax breaks for private jet owners.

Despite some uncertainty, one thing is clear: this tax bill will harm efforts to provide affordable homes to those most in need. The bill significantly lowers the corporate tax rate, and in doing so, it lowers the value of the Low Income Housing Tax Credit (Housing Credit) and the equity available from it. This is one of several ways that the Senate bill will lessen the value of the Housing Credit. The bill also triggers a 2010 law that almost immediately forces sequestration cuts on some mandatory spending, including a 6.6% cut to the vital national Housing Trust Fund, a program dedicated to building and preserving rental homes for the lowest income seniors, people with disabilities, and families with children struggling to get by. Taken together, the result will be fewer affordable homes built and preserved at a time when, according to NLIHC's research, we face a shortage of 7.4 million affordable homes for extremely low income people.

The Republican tax bill also increases the debt by at least \$1 trillion. Think about that one for a moment: \$100 billion a year in lost revenue for the federal government. With an investment of half that amount, we could end homelessness and housing poverty once and for all by expanding rental assistance, the national Housing Trust Fund, deeply targeted Housing Credit apartments, public housing capital repairs, supportive services, and emergency financial assistance to help keep people housed. Increasing housing affordability would translate into improved health, lowered health care costs, higher educational attainment, and increased lifetime earnings for tens of millions of people in America. It would mean more jobs and more money in the bank to help families get through a financial emergency or to save for college or retirement. Instead, Republicans chose to spend \$1 trillion on tax breaks to corporations and wealthy individuals. A full 62% of the benefits of the bill go to the top 1% of earners.

The increased federal deficits created by the Republican tax bill will lead to further cuts to federal investments down the line. Republican leaders have been transparent about their intent: next on the agenda is welfare reform, cuts to entitlement programs, and decreased federal spending. You can be sure that they will use the deficits created by this tax bill as a reason for demanding spending cuts.

Instead of passing a tax bill with benefits vastly skewed towards making the wealthy even wealthier at the expense of low and middle income people, our country should be making major investments in repairing and rebuilding homes and communities devastated by recent disasters and in solutions to the rental housing crisis impacting communities across the country. We should be taking steps to combat levels of income inequality not seen since the 1920s.

Through comprehensive tax reform efforts, the Senate could have enacted smart, modest reforms to the mortgage interest deduction – a \$70 billion tax write-off that primarily benefits higher incomes households – to better serve homeowners of modest means and to generate savings that would be reinvested into affordable rental homes for people with the lowest incomes. It could have expanded investments in the national Housing

Trust Fund and more deeply targeted Housing Credit developments. And it could have created new investments – like a renters’ tax credit – to help more families afford the roof over their heads so they would no longer have to choose between paying their rent and buying groceries, visiting their doctor, paying for medications, or saving for a rainy day.

Comprehensive tax reform could have been a once-in-a-generation opportunity to build more rungs on the ladder of opportunity by addressing one of the greatest barriers to economic success for families struggling to get by – the lack of decent, accessible and affordable homes for the lowest income people. Instead, the Senate Republican tax bill breaks the rungs that so many Americans rely on to get ahead and threatens to slash the safety net that catches us if we fall.

It’s not over yet - this misguided bill does not have to be turned into law. Over the next week, Senate and House appointed conferees will iron out differences between the two bills, and both the House and the Senate will then need to pass a final bill. Over the next several days, it is essential that you continue calling your members of Congress urging them to defeat the Republican tax plan and start work on a bipartisan bill.

At the same time, we must urge members of Congress to work towards lifting harmful spending caps and pass final appropriations bills. The current Continuing Resolution (CR) funding the federal government expires on Friday. The House has introduced a bill to extend the CR through December 22, but some conservative Republicans are threatening to block an extension of a CR and the president seems to be encouraging a government shutdown which he has said he thinks would benefit him politically. House and Senate leadership must continue work on a longer term budget deal to lift the restrictive spending caps. We’ll work to ensure the caps are lifted with parity and provide equal relief to defense and nondefense spending. Congress is also writing its next disaster supplemental spending bill, which may be tied either to the next CR or a final spending bill/deal at the end of the year. We must continue urging Congress to provide adequate resources for low income people and communities impacted by recent disasters to fully recover and rebuild.

Stay tuned for updates and calls to action. Thank you for your dedication and continued advocacy. We have so much work to do.

Onward,
Diane

NLIHC News

Register Today for NLIHC 2018 Housing Policy Forum, March 19-21, 2018

NLIHC’s [2018 Housing Policy Forum: Building the Movement](#) taking place in Washington, DC, March 19-21, 2018, will provide a wide array of opportunities to engage with affordable housing advocates, thought-leaders, policy experts, researchers, housing providers, low income residents, and leaders from Capitol Hill and the administration about building the affordable housing movement in 2018 and beyond. Register for the Forum [today!](#)

Among the confirmed and invited speakers at the Forum are:

- **Charlie Cook, editor and publisher of *The Cook Political Report* and columnist for the *National Journal***, who will share his perspectives on the current U.S. political and legislative environment in the run-up to the 2018 elections.
- **Richard Rothstein, author of *The Color of Law* and research associate at the Economic Policy Institute**, who will reflect on the state of fair housing on the 50th anniversary of the Fair Housing Act.

- **U.S. Representative Keith Ellison (D-MN)** who will speak about the state of affordable housing in Congress.
- **HUD Deputy Director Pamela Patenaude** who will discuss priorities for HUD in 2018 and beyond.

In addition to these speakers, the Forum will provide sessions and workshops on the threats and opportunities for affordable housing in 2018 and beyond; a new national campaign to expand the affordable housing movement with non-traditional allies in health, education, faith, civil rights, and other sectors; the keys to state, local, and resident-led organizing; making housing an issue with the media; and effective story-telling for affordable housing. The Forum will also delve into mobilizing nonpartisan voter and candidate engagement prior to the 2018 elections; using dynamic research to change the story and influence policy solutions; ensuring housing protections for LGBTQ individuals; housing the formerly incarcerated; and others. There will also be opportunities to engage with leaders and staff in Congress on affordable housing challenges, solutions and priorities.

A limited number of shared-lodging hotel scholarships to attend the 2018 Housing Policy Forum will be awarded on a first-come-first-served basis to low income residents who are NLIHC members and who pay to attend the Forum. Scholarships will be awarded to ensure a broad geographic distribution. A special session for low income residents will be held on the morning of March 19. For more information about the scholarships, visit <http://nlihcforum.org> or contact James Saucedo at: jsaucedo@nlihc.org or 202-662-1530 x233.

NLIHC Accepting Nominations for 2018 Organizing Awards

NLIHC is accepting nominations for the 2018 Annual Organizing Awards, recognizing outstanding achievement during 2017 in statewide, regional, citywide, neighborhood, and/or resident organizing that furthers NLIHC’s mission of achieving socially just public policy to ensure people with the lowest incomes in the U.S. have affordable and decent homes. The NLIHC Organizing Awards will be presented at the [NLIHC 2018 Housing Policy Forum](#), March 19-21, 2018 at the Washington Court Hotel in Washington, D.C. Special consideration will be given to nominations that incorporate tenant- or resident-centered organizing.

An Organizing Awards Committee composed of NLIHC board members and previous award winners will determine this year’s honorees. One award will recognize statewide or regional achievements, and one award will recognize citywide or neighborhood achievements. NLIHC will provide two representatives of each honored organization a complimentary Forum registration, 2-3 nights of hotel accommodation, and transportation to Washington, D.C. to accept their award.

To be eligible, nominated organizations must be current NLIHC members. Organizations may self-nominate. NLIHC board members and Award Committee members may not nominate an organization with which they are employed or affiliated.

Nominations should contain the following information:

- Name and contact information of the organization being nominated;
- Name and contact information of the individual or organization submitting the nomination (if different from above);
- Scope of the achievement being nominated (i.e., statewide, regional, citywide, neighborhood, and/or resident organizing);
- Description of the organization's achievement in the area of state, local and/or resident organizing in 2017, and how that achievement has contributed to furthering NLIHC's mission (800-word maximum); and
- Supporting materials that describe the activity or impact, such as press clips or campaign materials (optional).

Please submit your nomination online using the form at <http://www.nlihcforum.org/awards> or send your nomination by email to jsaucedo@nlihc.org.

Disaster Housing Recovery

NLIHC Analyzes FEMA Individual Assistance Registrations for Puerto Rico

NLIHC has [analyzed FEMA's Individuals and Household Program \(IHP\) data on Individual Assistance registrations for Puerto Rico](#). The analysis covers both Hurricanes Irma and Maria and includes an interactive visualization. Unlike NLIHC's previous analyses of [Hurricane Harvey registrants in Texas](#) and [Hurricane Irma registrants in Florida](#), which showed a disproportionate share of renters over homeowners requesting assistance, the data from Puerto Rico show homeowners and renters are requesting assistance proportionate to their populations. Registrants in Puerto Rico, however, are significantly more likely to have low incomes than registrants in Texas and Florida.

FEMA's IHP data do not include registrant incomes, but estimates of the income distribution of registrants can be made by assuming their incomes reflect the income distribution of their ZIP codes. Fifty-two percent of owner registrants and 77% of renter registrants in Puerto Rico have annual incomes less than \$25,000. By comparison, 16% of owner registrants and 37% of renter registrants in Texas have incomes less than \$25,000, and 20% of owner registrants and 40% of renter registrants in Florida earn less than \$25,000. Furthermore, 21% of owner registrants and 46% of renter registrants in Puerto Rico have annual incomes of less than \$10,000. In short, a substantial number of Puerto Rican registrants, particularly renters, live in deep poverty.

House Subcommittee Holds Hearing on CDBG-DR and the Administration's Supplemental Request

The House Appropriations Transportation, Housing and Urban Development Subcommittee held a hearing on December 1 to address questions to Neal Rackleff, HUD assistant secretary for Community Planning and Development and former director of housing and community development for the City of Houston. The hearing focused on the \$7.4 billion in Community Development Block Grant-Disaster Recovery (CDBG-DR) funds provided by Congress earlier this year and the Trump administration's request for an additional \$12 billion in CDBG-DR to create a new, competitive program for flood mitigation projects.

Chair Mario Diaz-Balart (R-FL) dismissed the administration's request as being woefully insufficient, stating, "This request assumes that we have done all that we need to do . . . Now let me say upfront, I don't believe that we have done enough in the regular CDBG-DR program. I've personally witnessed the devastation in Florida."

Congresswoman Nita Lowey (D-NY) criticized the administration for not requesting recovery funding for Puerto Rico. Mr. Racleff explained that the data assessing unmet needs in Puerto Rico is incomplete. At this time, there are 4,609 FEMA inspectors in Puerto Rico to do this work, and only 36% of the inspections are complete. He also pointed to systemic economic challenges and capacity issues unique to Puerto Rico.

Representative John Culberson (R-TX) noted that Hurricane Harvey caused "the largest housing disaster in the history of the United States of America." He proposed that HUD reduce the amount of CDBG-DR funds that are targeted to low and moderate income households from the current 70% threshold to 50%. Mr. Racleff stated HUD should maintain the 70% threshold unless the data indicate a need to adjust the allocation. He also pointed out that low income housing advocates wanted that threshold at 80% and said that reducing the threshold could tie up funding in legal challenges.

Learn more about the hearing at: <http://bit.ly/2AOXJmh>

Senator Sanders Releases Recovery Proposal for Puerto Rico and Virgin Islands

Senator Bernie Sanders (I-VT) unveiled a [\\$146 billion recovery plan](#) to help rebuild Puerto Rico and the U.S. Virgin Islands in the wake of Hurricanes Irma and Maria. The plan includes resources to repair and replace affordable housing, including \$48 billion in Community Development Block Grant Disaster Recovery (CDBG-DR) funds, \$687 million in public housing capital and \$41 million in public housing operating funds, \$47.6 million Housing Choice Vouchers, \$172 million in Choice Neighborhoods grants, \$20.6 million for rural home repair grants, \$100 million in HOME Investment Partnerships Program dollars, \$325 million in CDBG, and \$250 million over 5 years for Community Development Financial Institutions.

The plan also includes \$62 billion to help the debt-ridden Puerto Rican government, \$51 billion for economic development, \$27 billion for infrastructure, and more for education and environmental remediation. The bill prioritizes rebuilding the islands' power grids for renewable energy.

A [media release](#) from Senator Sanders includes a summary and text of the bill. It also indicates that in addition to addressing debt relief and resilient and renewable energy, the bill would address Medicaid and Medicare parity, repair and rebuild Veterans Affairs hospitals, and improve childcare facilities and schools.

The "Puerto Rico and Virgin Islands Equitable Rebuild Act" is cosponsored by Senators Richard Blumenthal (D-CT), Kirsten Gillibrand (D-NY), Kamala Harris (D-CA), Ed Markey (D-MA), and Elizabeth Warren (D-MA). Representatives Stacy Plaskett (D-V.I.), Nydia M. Velázquez (D-N.Y.), and Darren Soto (D-Fla.) will introduce a companion bill in the House. The bill is endorsed by [75 organizations](#).

House Committee Holds Hearing on FEMA's Disaster Response and OMB's Supplemental Funding Request

The Subcommittee on Homeland Security of the House Appropriations Committee held an oversight hearing regarding FEMA's disaster response on November 30. FEMA Administrator Brock Long was the sole witness. Mr. Long answered questions regarding FEMA's response to the recent disasters and the Office of Management and Budget's (OMB's) request for additional supplemental disaster-recovery funding.

In his opening remarks, Representative John Culberson (R-TX) criticized the OMB request, calling it “deeply upsetting” for not requesting funds to address “the largest housing disaster in the history of the United States of America.” Mr. Long acknowledged that “housing is going to be the most difficult mission.” Representative David Price (D-NC) asked Mr. Long why FEMA had not yet entered into an agreement with HUD to administer the Disaster Housing Assistance Program (DHAP), which has been used after other recent disasters, including Hurricane Katrina and Super Storm Sandy. Mr. Long did not directly address the use of DHAP, but said he was in daily conversations with HUD. He cited Texas and its General Land Office as a model of disaster housing recovery. He also said that the current OMB request does not include funding for California because the normal appropriations for FEMA’s disaster relief fund should cover the cost of damages caused by the wildfires. If needs go unmet in California, he said, more funding would be requested at a later date.

HUD Provides Multifamily Housing Disaster Update

HUD’s Office of Multifamily Housing Programs continued its practice of providing periodic updates on the status of private, HUD-assisted housing in the disaster areas.

HUD will continue to make Section 8 payments to the owners of the HUD-assisted housing through January. Most properties were able to submit electronic requests for subsidy reimbursement for November, despite spotty availability of electricity. For properties unable to electronically submit for reimbursement, HUD urges property owners to contact the HUD Field Office or Headquarters so that the owners can complete paper reimbursement forms.

For Texas, Florida, and Georgia, HUD has completed its assessment of all private, HUD-assisted properties and is now in the recovery phase. HUD reports:

- Texas: 51% of private, HUD-assisted properties had no damage, 36% had minor damage, 4.6% had moderate damage, and 8% had severe damage.
- Florida: 30% had no damage, 55% had minor damage, 10% had moderate damage, 1% had severe damage, and HUD could not assess 1% of the properties.
- Georgia: 77% had no damage, 11% had minor damage, 3% had moderate damage, and HUD could not assess 8% of the properties.

For Puerto Rico and the Virgin Islands, HUD is still in the assessment phase, which has two components, preliminary assessments based on telephone conversations and on-site assessments. The on-site assessments are just beginning. Three HUD Multifamily damage assessment teams deployed to Puerto Rico on Sunday, November 26 to begin assessing the damage at private, HUD-assisted properties; another four teams deployed on Sunday, December 3. One team will deploy for the Virgin Islands on December 10. Based on the telephone assessments:

- Puerto Rico: 1% of the private, HUD-assisted properties had no damage, 45% had minor damage, 47% had moderate damage, and 5% had severe damage.
- Virgin Islands: 5% had no damage, 29% had minor damage, 23% had moderate damage, and 41% had severe damage.

For the California wildfires, HUD’s Multifamily office has completed all preliminary assessments and reports that 4% of the private, HUD-assisted properties had minor, smoke damage.

HUD Inspector Assesses Puerto Rico’s Proposed CDBG-DR Agency

In response to Congressional concerns regarding a new entity that Puerto Rico intends to use to administer the Community Development Block Grant-Disaster Recovery (CDBG-DR) program, HUD's Office of Inspector General (IG) undertook an [assessment](#) of the Office for the Socioeconomic and Community Development (ODSEC). On February 15, 2017, ODSEC became Puerto Rico's reconstituted state entity responsible for overseeing the regular CDBG program and the CDBG-DR program. The previous entity administering the regular CDBG program, the Office of the Commissioner for Municipal Affairs (OCMA), also administered \$30 million in CDBG-DR funds in 2008.

ODSEC proposes to delegate CDBG-DR grant activities to three other state entities: the Puerto Rico Housing Finance Authority would address housing, the Infrastructure Finance Authority would address public facilities, and the Department of Economic Development and Commerce would address business loans and grants.

The IG's assessment focused on the housing aspects of ODESEC. Thirty-two of ODSEC's 103 employees transferred from OCMA. HUD had previously given OCMA a "high risk" assessment score of 75 for the regular CDBG program and a "high risk" score of 58 for its handling of the 2008 CDBG-DR program. HUD had previously given the Housing Finance Authority a "medium risk" score of 36.

The IG lists five areas of concern, two of which are:

1. ODSEC is staffed with former OCMA employees. Previous IG reports found that OCMA made slow progress, that activities did not provide intended benefits, or that they were used for ineligible activities.
2. Puerto Rico was not able to spend its 2008 CDBG-DR funds in a timely manner. HUD staff indicate that the slow progress was due in part to staff turnover after every election period.

Finally, complicating matters further, on October 28, 2017, Governor Rosselló created the Central Recovery and Reconstruction Office of Puerto Rico (CRRO), which is to be responsible for planning, administering, processing, and overseeing the work of reconstruction paid for with private, state, or federal funds. The IG indicated that ODSEC officials could not explain how CCRO would affect the proposed framework for administering disaster funding or what ODSEC's role would be.

HUD Announces \$616 Million in CDBG-DR for Florida

HUD [announced](#) on November 28 that Florida would receive \$615,922,000 in Community Development Block Grant-Disaster Recovery (CDBG-DR) funding. This amount is based on data from FEMA and SBA on the number of seriously damaged homes that lack adequate insurance and businesses that fail to qualify for SBA disaster loans. The media release stated that additional grants to other jurisdictions impacted by disasters in 2017 will be announced as more data become available. Congress appropriated \$7.4 billion in CDBG-DR for 2017 disasters; Texas was granted a little more than \$5 billion (see *Memo*, [11/20](#)). The administration has only requested \$12 billion more for CDBG-DR, limited to flood mitigation and to be awarded on a competitive basis only to states and territories that have had more than one flood-related major disaster declaration in the past four years. (see *Memo*, [11/20](#)). HUD is expected to publish soon, perhaps this week, a *Federal Register* notice guiding the use of these CDBG-DR funds.

Additional Updates on Disaster Housing Recovery

The following is a review of additional housing recovery developments related to Hurricanes Harvey, Irma, and Maria, and the California wildfires since last week's *Memo to Members and Partners* (for the article in last week's *Memo*, see [11/29](#)). NLIHC also posts this information at our [On the Home Front](#) blog.

General Update

NLIHC President and CEO Diane Yentel wrote an [op-ed published in *The Hill*](#) about the importance of prioritizing housing during the disaster recovery process. She shares the Disaster Housing Recovery Coalition's [recommendations](#) to ensure recovery efforts are "complete and equitable."

USDA

Department of Agriculture Secretary Sonny Perdue announced the [award of two \\$500,000 grants to restore water systems](#) damaged by recent disasters. The National Rural Water Association (NRWA) and the Rural Communities Assistance Partnership (RCAP) will use the grants to provide training, technical assistance, onsite repairs, and utility management advice for utilities serving 10,000 people or less. Grant money will also help rural utilities apply for FEMA assistance and increase resiliency against future disasters.

USDA's Natural Resources Conservation Service (NRCS) is providing [\\$10.9 million](#) to help farmers in Puerto Rico and the Virgin Islands. The initiative will provide both financial and technical assistance through the Environmental Quality Incentives Program (EQUIP). Those interested will need to file an EQUIP application, although NRCS has issued several waivers to help expedite the process. The NRCS is providing an additional \$1.75 million to local governments to help restore damaged and destroyed infrastructure through the Emergency Watershed Protection program.

California Wildfires

FEMA

On November 22, President Trump increased the federal cost share for emergency protective measures from 75% to [100% for 30 days](#). Also, on November 28, the notice of a major disaster declaration was [amended](#) to include permanent work under the Public Assistance program (Categories C-G).

Local Perspective

Farmworkers, particularly [undocumented workers](#), have been hit particularly hard by the recent wildfires. The estimated 38,500 undocumented immigrants living in Sonoma County were facing an array of other struggles before the fires. Many undocumented workers affected by the fires do not apply for FEMA assistance because they fear their information will be shared with immigration agents or because they lack the required identification documents to cash a check. Local groups started [UndocuFund](#) to help provide relief specifically for undocumented residents.

Hurricane Maria

Virgin Islands

FEMA

FEMA, the Virgin Islands Territorial Emergency Management Agency (VITEMA), and the governor's office have approved [permanent housing construction](#) (PHC) for eligible survivors who have sustained at least \$17,000 in verified loss, but whose homes were not destroyed. Assistance will be in the form of direct repairs to their pre-disaster primary residences in lieu of financial assistance from FEMA. FEMA will ensure that repairs are necessary and that estimated costs (including labor) will not exceed \$75,000 per household before approving an application.

Local Perspectives

Since Maria, more than [7,200 students from Puerto Rico](#) have enrolled in Florida’s K-12 public schools and another 800 have enrolled in state colleges. Education leaders said a lack of affordable housing is presenting challenges for those who have been displaced.

Following Hurricane Maria, FEMA signed a [contract worth \\$30 million](#) with a newly created company based out of Florida, Bronze Star LLC, to provide emergency tarps and sheeting for damaged homes in Puerto Rico. Those supplies were never delivered, prompting FEMA to terminate the contract. The owners of Bronze Star say that they were unable to obtain the tarps because most of the raw materials were to come from Houston, which was dealing with Hurricane Harvey. FEMA has signed a new contract with OSC Solutions, Inc., which has about two decades of federal contracting experience, and tarps should now be available.

A [recent study](#) from the University of Puerto Rico in Cayey found that poverty on the island has increased 8%, from 44.3% to 52.3%, following Hurricane Maria.

Hurricane Irma

Florida

FEMA

At least [140 homeowners](#) in the Florida Keys have registered for FEMA’s Sheltering and Temporary Essential Power (STEP) program. STEP is a rapid repair program that allows participants to shelter in their home while rebuilding. The program provides a functional kitchen, bathroom, sleeping area, and air conditioning. Inspections for the program began November 21. Those interested had to have applied for FEMA Individual Assistance before the November 24 deadline.

Local Perspectives

Even before the devastating hurricane season, the manufactured homes industry was having trouble [keeping up with the demand for homes](#), with sales on new units growing 15% annually. Many of the units that are available have higher-end details, making them more expensive and out of reach for low income households. The shortage has worsened in the wake of the hurricanes as people in Florida and Texas look to replace their destroyed units only to discover they cannot afford anything on the market.

The Florida Department of Children and Families (DCF) will now [conduct phone interviews for D-SNAP](#) with senior applicants and applicants with disabilities. The new policy comes after a federal lawsuit claiming that the DCF had not made proper accommodations for those with disabilities (see *Memo*, [11/13](#)). If an applicant registered online before November 9, they can be interviewed by phone to receive benefits.

Hurricane Harvey

Texas

FEMA

[FEMA reports](#) that 394 households have been placed in travel trailers through the “direct housing” program administered by the Texas General Land Office (GLO). Another 446 units are ready for occupancy, and 531 additional units are ready for electric hookup.

Local Perspectives

On November 15, more than a dozen community-based groups launched [Houston Rising](#), a coalition pushing for equitable recovery. The coalition will organize affected communities to help increase their power in

decision-making and help track recovery expenditures to ensure they are used for disproportionately affected communities. The new coalition held its first community hearing on November 18. Members of the coalition include: A.C.T.I.O.N CDC, Air Alliance, Black Lives Matter Houston, Coalition of Community Organizations, Faith in Texas, Fe y Justicia, FIEL, Gulf Coast AFL-CIO, NAACP Houston Branch, SEIU Texas, T.E.J.A.S., Texas Appleseed, TOP Education Fund, Texas Rio Grande Legal Aid, West Street Recovery, and Workers Defense Project.

Lone Star Legal Aid received a [\\$300,000 grant](#) as part of the Hurricane Harvey Relief Fund, administered through the Greater Houston Community Fund. Lone Star Legal Aid was chosen as one of the 90 local nonprofit organizations that will provide services to Houston and Harris County flood victims. The grant will support the addition of staff to Lone Star Legal Aid's disaster relief team. These new staff members will assist in the short- and long-term legal issues survivors face, including relocation and transitional housing, home repair scams, insurance claims and appeals, property rights, title-clearing, property-related probate and tax problems, and a large number of FEMA appeals.

Families [continue to struggle](#) three months following Hurricane Harvey. Families members are not always able to stay in the same place, and they struggle with transportation, cooking their own meals, and paying for additional expenses. Many people continue to rely on FEMA's Transitional Shelter Assistance (TSA) program while they wait for additional resources. The *Houston Chronicle* reports that these families have spread to over [1,500 hotels](#) across the country. A local TV station reports that [22,208 children](#) are still considered homeless because of Harvey.

The various agencies involved in the recovery process face [several challenges](#) in estimating the housing recovery needs in Texas. Lack of data, privacy laws, and differing formulas result in a range of estimates that can leave some families out of the equation. Housing advocates worry that federal and local governments will underestimate the housing needs and allow for spending on other projects.

The flooding from Hurricane Harvey has caused additional hardship for [those with HIV](#). Some people lost their medicine in the flooding and were unable to refill prescriptions for weeks while they waited for pharmacies and clinics to reopen. Others were unable to obtain their medicine in other states after evacuating their flooded homes. Those with HIV have high risks of infection from weakened immune systems, leaving many worried about potential contaminants in the flood waters.

Tory Gunsolley, CEO and president of the Houston Housing Authority (HHA), published an [opinion piece in the Houston Chronicle](#) that explains the extent of the affordable housing crisis following Harvey. The majority of HHA properties were damaged following Harvey, and Mr. Gunsolley promises to replace and expand affordable housing in the area.

A City of Houston [website](#) provides information and data regarding post-Harvey recovery. The website maps the number of estimated affected units (311,859) as well as information on 311 and 911 calls and responses and on debris removal activities. The website reports the number of trucks collecting debris for each day in Houston as well as how much debris has been collected (1,445,905 cubic yards).

Texas Governor Greg Abbott has [extended](#) the State Disaster Declaration for all Texas counties affected by Hurricane Harvey. Currently, 60 counties are included in the declaration. State Disaster Declarations must be renewed every 30 days to keep assistance available.

The Texas state government authorized funding to [assist city and county governments](#) with their cost-share expenses associated with FEMA's Public Assistance program for debris removal. City and county governments are expected to pay up to 10% in cost-sharing with FEMA. The state government will provide 50% of those funds up-front.

During [a roundtable discussion](#) with local leaders on November 28, Texas Land Commissioner George P. Bush said that efforts to move survivors into temporary housing were complicated by the lack of availability and high cost of temporary housing units. Officials also expressed apprehension regarding preparedness for future storms since the approval process for mitigation can sometimes take years.

From Other Organizations

Texas Housers [is seeking a fair housing, community development, and environmental justice co-director](#) to lead their new South Texas regional office.

Local Initiatives Support Corporation (LISC) is looking for a [disaster recovery/resiliency manager](#) based in Houston to help the organization with coordination of its Harvey recovery efforts.

Congress

Senate Committee Approves HUD Nominees

The Senate Committee on Banking, Housing, and Urban Affairs voted on November 28 to recommend three nominees for HUD assistant secretary positions. The nominees are Brian Montgomery for assistant secretary for housing-Federal Housing Administration (FHA) commissioner, Robert Kurtz for assistant secretary for Public and Indian Housing, and Suzanne Israel Tufts for assistant secretary for administration. The committee vote followed on a confirmation hearing held on October 26 (see [Memo: 10/30](#)). The nominations will soon move to the full Senate for a final vote.

Both Brian Montgomery and Robert Kurtz have experience at HUD. This would be Mr. Montgomery's second time as the commissioner of the FHA. He held the position under the Bush administration from 2005 to 2009. Senators Sherrod Brown (D-OH) and Elizabeth Warren (D-MA) both expressed concerns over Mr. Montgomery's nomination, citing issues with his previous work as FHA commissioner and in the private sector as reasons for their opposition. Some senators also voted against the nomination for Mr. Kurtz, who is currently the deputy chief of staff for policy and programs at HUD in the Office of the Secretary. Support for Ms. Tufts, a consultant and attorney, was unanimous.

Budget and Appropriations

Congress Faces Deadline to Fund Federal Government

Congress remains at an impasse over how to fund the federal government for FY18, creating the possibility of a government shutdown when the current stopgap funding measure, known as a continuing resolution (CR), expires on December 8. Congress has failed to enact any of the 12 federal spending bills for FY18, including those that fund affordable housing and community development. Lawmakers have little time to pass a new CR before the holiday recess.

A CR carries forward funding levels from the previous year. The question at hand is how long any new CR will last and what impact it will have on Congress's ability to enact final FY18 spending bills.

National Housing Trust Fund

House Subcommittee to Hold Fourth Hearing on Private-Sector Perspectives on Housing Finance Reform

The House Financial Services Housing and Insurance Subcommittee will hold a hearing, “Sustainable Housing Finance: Private-Sector Perspectives on Housing Finance Reform, Part IV,” on Wednesday, December 6 at 10 am ET. Witnesses have not yet been announced. The hearing will take place in room 2128 of the Rayburn House Office Building. Learn more about the hearing at: <http://bit.ly/2zD3fUK>

HUD

HUD Office of Multifamily Programs Launches Section 8(bb) Preservation Website

The HUD Office of Multifamily Housing Programs launched a Section 8(bb) Preservation [website](#). The website provides a brief explanation and other information related to Section 8(bb), which allows transfers of Section 8 project-based rental assistance (PBRA) budget authority from one multifamily project (Project A) to another (Project B), see *Memo* [10/20/12](#), [4/13/15](#), [2/29/16](#), and [3/28/16](#).

The webpage features a list of potential Property Bs, which will be useful to owners who are interested in transferring their PBRA budget authority. The list, updated every two weeks, can be downloaded in Excel and sorted or filtered by state or county. The website also provides instructions for owners of multifamily properties who are interested in receiving Section 8 budget authority via the 8(bb) transfer process on how to request their properties be added to the list.

HUD Office of Multifamily Programs Creates VAWA Website

HUD’s Office of Multifamily Housing Programs has created a Violence Against Women Act [website](#) for assisted housing owners, agents, industry professionals, and residents. The website contains links to:

- The Violence Against Women Reauthorization Act of 2013
- HUD’s final VAWA rule
- Multifamily Housing program Notice H 2017-05, “Violence Against Women Act (VAWA) Reauthorization Act of 2013 – Additional Guidance for Multifamily Owners and Management Agents”
- July 26 and August 1, 2017 training webcasts on YouTube and associated PowerPoint slides
- A summary of industry questions and answers
- HUD VAWA forms in English, such as Notice of Occupancy Rights, Model Emergency Transfer Plan, VAWA Self-Certification, and Emergency Transfer Request Form. Perhaps because translations in 14 other languages are still going through the Paperwork Reduction Act process, there is no reference to them on the VAWA webpage. Copies are available, however, on HUDCLIPS at: <http://bit.ly/2zBKMrF>

For questions about the website or Multifamily VAWA requirements, contact Carissa Janis in the HUD Multifamily Office of Asset Management and Portfolio Oversight at: Carissa.l.janis@hud.gov

HUD Updates Flat Rent Requirements

HUD's Office of Public and Indian Housing (PIH) issued Notice PIH 2017-23, clarifying HUD's interpretation of the statutory amendment related to flat rents; it also supplements the final "Streamlining Rule" published on March 8, 2016 (see *Memo*, [3/7/16](#)). The Notice provides detailed guidance to public housing agencies (PHAs) about complying with the flat-rent requirement on an annual basis, phasing in flat rents, consulting tenants each year regarding their option to choose flat rents or income-based rents, and seeking an exception flat-rent level. It is important to remember that it is up to tenants to decide each year whether they are better off paying rent based on their actual income or paying the set flat rent.

The FY14 Appropriations Act required PHAs to establish flat rents at no less than 80% of the Fair Market Rent (FMR) and established rent increase phase-in requirements to prevent family rental payments from increasing by more than 35%. HUD implemented these requirements through Notice PIH 2014-12 (see *Memo*, [5/23/14](#)). Through FAQs accompanying Notice PIH 2014-12, HUD provided flexibility to PHAs to phase-in all flat-rent increases over a three-year period, including those increases that were 35% or less (see *Memo*, [6/20/14](#)).

The FY15 Appropriations Act amended the FY14 Act regarding the minimum flat rent, and HUD issued an interim rule and Notice PIH 2015-13 implementing these changes (see *Memo*, [9/14/15](#)). Consequently, flat rents have to be set at no less than the lower of 80% of the FMR or the Small Area Fair Market Rent (SAFMR). PHAs may apply for a flat rent lower than these two options if the PHAs demonstrate, through a market analysis, that those rent options are not reflective of market value.

Research

JCHS Reviews Links between Residential Segregation and Outcomes for Children

A paper by Nancy McArdle and Dolores Acevedo-Garcia for Harvard's Joint Center for Housing Studies, [A Shared Future: Consequences of Segregation for Children's Opportunity and Wellbeing](#), explores the effects of residential segregation on children. The paper finds that black and Hispanic children are far more likely to live in high-poverty and low-opportunity neighborhoods than white children. The authors reviewed research on the negative impact of residential segregation on children.

According to the paper, an average 76% of black children and 69% of Hispanic children live in neighborhoods with higher concentrations of poverty than neighborhoods where the poorest 25% of white children live. Using the Child Opportunity Index, which more broadly combines education, health and environment, and social and economic neighborhood indicators, the authors observed that 22% of poor white children lived in the bottom 20% of neighborhoods in terms of opportunity, while 57% of all black and 45% of all Hispanic children lived in those neighborhoods.

In reviewing the research literature, the authors found mounting evidence for the negative impact of residential segregation on children's health and long-term economic success. One analysis of HUD's Moving to Opportunity program, conducted by Raj Chetty, Nathaniel Hendren, and Lawrence Katz, found that children who moved from high-poverty to low-poverty neighborhoods before the age of 13 experienced greater earnings and higher rates of college attendance as adults when compared to children who remained in high-poverty neighborhoods. Another study found that children residing in communities with lower property crime rates had better health outcomes when it came to anxiety, depression, obesity, asthma, and neurodevelopmental disorders.

The authors also reviewed research on neighborhood and school segregation, finding significant and increasing racial and economic segregation in the nation's school systems. One study conducted by Heather Schwartz

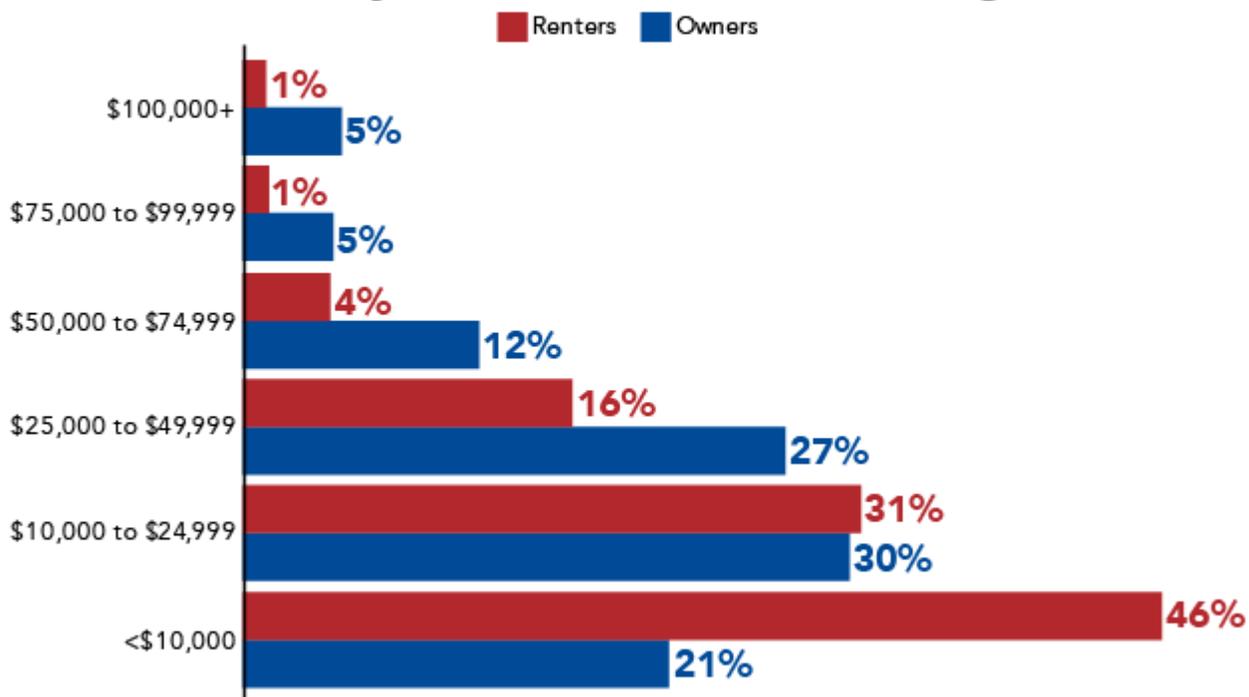
involved children in public housing who were randomly assigned to housing with different neighborhood and school poverty rates. Elementary school children assigned to housing with access to low-poverty schools eventually outperformed their peers in moderate-poverty schools in both reading and math. Moreover, the achievement gap between public housing children assigned to the most advantaged schools and non-poor students was cut in half for math and by a third for reading by the end of elementary school. The authors also discussed the value of integrated schools and communities in facilitating the development of cross-cultural understanding from an early age.

The paper concludes by discussing the importance of policies that promote neighborhood integration, including affirmatively furthering fair housing, enforcement of anti-discrimination laws, incentives for construction of affordable housing in high opportunity neighborhoods, and inclusionary zoning. The authors suggest such policies would also likely reduce school segregation.

Fact of the Week

Large Share of FEMA Registrants in Puerto Rico Live in Deep Poverty

Registrants for FEMA Housing Assistance in Puerto Rico by Household Income and Housing Tenure



Note: Registrant income imputed from neighborhood tenure by income.
 Source: FEMA Housing Assistance Data (10/29/2017); 2011-2015 American Community Survey.

Source: FEMA Housing Assistance Data (10/29/2017); 2011-15 American Community Survey

From the Field

Atlanta Becomes First Municipality in Georgia to Pass Inclusionary Zoning Ordinance

Housing developers will henceforth be required to include a percentage of all newly developed rental units in specified areas of Atlanta as affordable to low income households after the passage of an inclusionary zoning ordinance. The City Council passed the new ordinance on November 20, making Atlanta the first city in Georgia to pass an inclusionary zoning law. The ordinance will be a central feature of a new “Workforce Housing Policy” announced by Mayor Kasim Reed (D) and the city’s economic development authority on December 1. There are concerns, however, that the new law will be challenged in court due to a statewide ban on rent control laws. Statewide bans on rent control have nullified local inclusionary zoning successes in many other states. Georgia Advancing Communities Together (ACT), an NLIHC state coalition partner, played a key role in advancing this proposal through their involvement in the City for All Affordable Housing coalition (CFA).

Atlanta’s version of inclusionary zoning only covers developments in a portion of the city. Specifically, the law covers all new developments within one half-mile of the BeltLine path, a 22-mile long transit loop around the city and also covers new housing developments near Mercedes-Benz Stadium, the new home field for the Atlanta Falcons. Data suggest that rents are rising in these areas much more rapidly than in the rest of the city.

Under the new law, developments in these areas must make 10% of all new units affordable to households at 60% of area median income (AMI) or provide 15% of all new units as affordable to households at 80% of AMI. The ordinance does allow developers to pay an “in-lieu” fee through which the affordable housing obligation is met by paying for development at a different location by another entity. A separate City Council action on November 20 established a housing trust fund that will receive and reallocate all revenues from these fees.

William McFarland, relationship manager for Georgia ACT, celebrated the enactment of the new policy. “Georgia ACT is a proud member of City for All, a coalition of housing advocates who have been pushing for inclusionary zoning in Atlanta for several years,” said Mr. McFarland. “As a part of CFA, we will continue to work on education and advocacy with the new administration and City Council to cement Atlanta’s commitment to provide diversity in its housing stock for residents of all income levels around the BeltLine and Westside and to expand it city-wide.”

For more information about inclusionary zoning in Atlanta, contact William McFarland, relationship manager at Georgia ACT, at: wmcfarland@georgiaact.org

Resource

Grounded Solutions Network Releases Inclusive Growth Toolkit

Grounded Solutions Network released a new resource, [*What about Housing? A Policy Toolkit for Inclusive Growth*](#), on November 30. The toolkit aims to help communities understand housing policies that promote inclusion and the approaches that work best for their local context.

Unlike many other housing policy toolkits, *What about Housing?* is intended to be used primarily as a decision-making tool. Using the toolkit, community leaders and policymakers can start with local dynamics—their community’s housing situation and the outcomes they want to achieve—and determine which policy tools best suit their needs. The toolkit then provides links to additional resources for more detail on each policy tool.

As federal support for housing programs has shrunk, the need for local policy tools to prevent displacement and improve housing affordability and access has never been greater. *What about Housing?* aims to empower community leaders to take local action to ensure their communities grow inclusively.

Events

Webinar on Identifying Expiring Affordable Homes with the National Housing Preservation Database, December 12

Join NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) for a webinar, “Identifying Expiring Affordable Homes with the National Housing Preservation Database,” on Tuesday, December 12 from 2:00 pm - 3:00 pm EST. Participants will learn how to utilize the latest features of the National Housing Preservation Database (NHPD) and identify federally assisted properties at risk of loss. [Click here](#) to register.

In the next five years, nearly 500,000 federally assisted apartments and rental homes will reach the end of their current subsidy contracts and affordability restrictions for low income families. While many of these homes will remain in the affordable housing stock, others could be permanently lost. New NHPD features make it easier than ever to identify properties at risk of loss. An enhanced mapping tool allows users to pinpoint publicly assisted properties of interest, and the NHPD now provides more property information, including bedroom unit mix, census tract, and target tenant type, which expands the number of risk factors available to users. The NHPD also offers new state preservation profiles with the number of units at risk of loss in each state.

For questions, please contact Kelly McElwain at kmcelwain@housingcenter.com or 800-873-0242, ext. 259.

Webinar on Protecting Residents of Rural Development Properties, December 12

The National Housing Law Project will conduct a free [webinar](#) on protecting residents of USDA’s Rural Development (RD) rental housing when an owner of that housing prepays an RD loan or when the loan matures. The webinar is for advocates, attorneys, and others who have an interest in protecting residents against displacement and preserving RD rental housing. The webinar will take place on Tuesday, December 12 at 2:00 ET.

When an RD loan is prepaid or matures, the property may lose its affordability, and low income residents may be displaced. While there are legal protections that limit resident displacement and preserve RD developments, these protections are not properly enforced. Consequently, nearly 5,000 households are adversely affected each year by prepayments and loan maturities when their developments lose Interest Credit and Rental Assistance subsidies that support low income residents. Thousands more will be affected over the next few years because of an increase in loan maturities.

Advocates and nonprofit or public agencies are typically not aware that an RD rental development in their area is being prepaid, that the prepayment was or will be subject to use restrictions, that residents may be eligible for RD vouchers, or that the development is reaching loan maturity. Nor are they aware of how they may be able to protect the residents against displacement both before and after prepayment and potentially preserve the development.

The webinar will discuss:

- How you can find out whether a development is or was prepaid, and whether the prepayment was or will be subject to use restriction.
- How to enforce use restrictions and secure RD vouchers to protect residents against displacement.
- What tenant protections and preservation alternatives exist when a loan is maturing.
- Ways in which RD prepayment, use restriction, and voucher regulations do not conform to their authorizing statutes and fail to preserve developments or prevent resident displacement.

Register for the webinar at: <http://bit.ly/2jw1Ok4>

NLIHC in the News

NLIHC in the News for the Week of November 26

The following are some of the news stories that NLIHC contributed to during the week of November 26:

- “Housing Is Safe From Washington,” *Bloomberg*, December 1 at: <https://bloom.bg/2ApyJPu>
- “House Tax Bill Threatens to Make Housing Even Less Affordable for Poor,” *Bloomberg Politics*, December 1 at: <https://bloom.bg/2Ak1G1h>
- “The Republican Tax Bill Would Gut Affordable Housing in America,” *Mother Jones*, November 30 at: <http://bit.ly/2ALZznU>
- “Safe as houses? Both GOP tax bills undermine the mortgage interest deduction,” *Washington Examiner*, November 26 at: <http://washex.am/2zH17eM>
- “Hurricane Harvey could be the biggest housing recovery in American history — and thousands of Texans could miss out on millions,” *Business Insider*, November 25 at: <http://read.bi/2kdh49Ej>
- “Housing Emergency Declared in Grants Pass,” *US News & World Report*, November 24 at: <http://bit.ly/2AjM5P5>

More NLIHC News

NLIHC Seeks National Multisector Housing Campaign Director

NLIHC and a group of other leading national organizations seeks a campaign director to lead the building and implementation of a new, long-term multi-sector campaign that will address the housing needs of the nation’s most vulnerable households.

Background: After a year-long planning process and with the input from education, health, children’s, anti-poverty, faith-based, and civil rights organizations, the National Low Income Housing Coalition (NLIHC), the National Alliance to End Homelessness, the Center on Budget and Policy Priorities, Make Room, and Children’s Health Watch have initiated a dynamic, long-term, multisector Campaign to meet the housing needs of the lowest-income people.

This is a critical moment in federal housing policy. Support for addressing rental affordability has gained momentum over the past several years. Potentially powerful new constituencies -- in the health care, education, veterans, aging, child welfare, child poverty, faith, and other communities -- are recognizing the impact the inability to afford decent housing has on the wellbeing of the people they serve. At the same time, there are unprecedented threats to federal housing assistance.

In the face of these opportunities and challenges, multi-sector advocates have come together to launch a long-term Campaign to address the entrenched shortage of housing affordable for the lowest income

people. Together, strengthened and expanded coalitions nationally and in priority states will pursue a coordinated strategy to educate policymakers, the media, and the public about the problem and its practical solutions and the impact the solutions will have on the quality of life not only of low-income people, but of the country more broadly.

The Campaign will be a long-term, multi-faceted effort to create a new national multisector coalition that works closely with strengthened state-based organizations to impact federal policy. It will deploy policy analysis and development, communications, and informing to impact opinion leaders and policymakers. It will be staffed and operated out of NLIHC. The Campaign's steering committee will represent education, civil rights, anti-poverty, children's issues, faith based, disability, seniors, veterans, city/state government associations and veterans, and resident leaders, among others. The goals of the Campaign will be to:

1. *Fill the gap between rents and incomes* for the most vulnerable households through a variety of rental assistance strategies that include rental subsidies to landlords and tax credits.
2. *Prevent destabilizing housing crises* through the creation of flexible short-term tools for low-income homeowners and renters for whom short-term crises like the loss of a job or a health emergency can jeopardize housing stability.
3. *Create more housing affordable to the lowest income people* through deeply income-targeted production programs such as the national Housing Trust Fund.
4. *Defend against funding cuts and harmful policy changes* in existing low-income housing programs.

Job Description: The Campaign director will have a leadership role in building a long-term national, multi-sector Campaign to meet the rental housing needs of the nation's most vulnerable households. The director will work closely with the Campaign's five principal partners and Steering Committee members to create a robust national movement around the Campaign's goals and plan. With the principals and the Steering committee, the director will create a national Campaign structure, reach out to potential partners, develop and implement communications strategies, coordinate state grantee partners, undertake national policy informing efforts, coordinate events, and act as a principal spokesperson. In addition, the director will administer the Campaign, supervise Campaign staff, coordinate the work of the principal partners, and lead fundraising efforts (with strong support of the principal partners). The Campaign director will be a national voice for affordable housing for the most vulnerable people and a leader capable of developing and sustaining a national movement.

Responsibilities: The Campaign director will provide day-to-day direction and oversight of the Campaign, including the following responsibilities.

- Coordinate and oversee the work of the Campaign staff;
- Help to build and maintain a cooperative, productive coalition structure, including close coordination with the Campaign's partners, the Steering Committee, and a larger network of cooperating organizations;
- Refine and carry out the Campaign plan in coordination with the Campaign's partners;
- Develop creative and effective communications and policy Campaign plans and take oversight responsibility for implementing those plans;
- Ensure the effective integration of a state-based Campaign infrastructure into national efforts;
- Ensure effective partner sub-grants management: ensure sub-grantees are carrying out the terms of their grants and are effectively and appropriately using the grants provided to achieve intended deliverables and outcomes;
- Assist in, and provide strategic guidance for, ongoing fundraising efforts (including the development of proposals) that enable the Campaign to grow;
- Provide periodic reports to the Campaign's partners, Steering Committee members, and relevant others about the Campaign's progress, including comprehensive donor reports;

- Engage in public speaking in support of the Campaign and represent the Campaign with the media, as needed;
- Manage the Campaign’s budget and expenditures; and
- Other duties as assigned.

Qualifications:

- A bachelor’s degree in a pertinent field, advanced degree preferred;
- A minimum of five years previous experience leading, or playing a critical role in, one or more campaigns;
- Proven experience building or leading a large, diverse coalition of cooperating organizations;
- Significant experience in building partnerships between organizations with different substantive priorities;
- Substantial experience developing and implementing integrated strategies involving coalition-building, grassroots infrastructure deployment, creative communications, and political mobilization;
- A demonstrated capacity as a strategic thinker as well as a creative formulator of ongoing tactics pursuant to an overall strategy;
- An effective communicator, both orally and in writing;
- Experience in leading, or significantly assisting in, philanthropic fundraising;
- Previous experience harmonizing substantive ideals with the practical pursuit of achievable, incremental opportunities; and
- An ability to work in a diverse, high-speed environment.

Compensation and Benefits: An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position located in Washington, DC. It is a contract position with the possibility of extension.

Status: Full-time (exempt) contract position

Reports to: President and CEO of NLIHC

Job Application Process: Candidates for the Campaign director position should send a cover letter, resume, and two writing samples to: Paul Kealey, Chief Operating Officer, NLIHC, 1000 Vermont Avenue, N.W., Suite 500, Washington, D.C. 20005 at pkealey@nlihc.org. The cover letter should describe the candidate’s interest in, and relevant experiences for, the position, and it should include salary requirements and the names and contact information for at least three people serving as candidate references. (NLIHC will not contact references before consulting with the candidate.)

NLIHC Seeks Housing Advocacy Organizer

NLIHC is accepting applications for the position of housing advocacy organizer. As a member of the NLIHC field team, the housing advocacy organizer mobilizes NLIHC members on federal policy advocacy based on NLIHC’s approved policy agenda, assists in the design and implementation of campaign field strategies, and conducts outreach activities in specific states. The organizer will spend significant time developing and retaining NLIHC membership, increasing endorsements for NLIHC campaigns, and mobilizing membership and state coalition partners on “calls to action” and other organizing efforts in support of socially just affordable housing policy.

The position requires strong written and oral communication skills and excellent electronic technology skills, including proficiency in the Microsoft Office suite, database management, and social media use; some

familiarity with customer relationship management systems like Salesforce would be a plus. Priority consideration will be given to candidates with proven organizing experience mobilizing a community or constituent base at a national, state, or local level. Some knowledge of federal housing policy is a plus. A bachelor's degree is required. The position is based in Washington, DC. Some travel is required.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package.

Interested candidates should submit a cover letter with salary requirements, resume, and two writing samples to Renee Willis, vice president for field and communications, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Suite 500, Washington, D.C. 20005 to rwillis@nlihc.org. No phone calls, please.

NLIHC Seeks Field Intern for Winter/Spring 2018 Semester

NLIHC is accepting applications for a field internship position for the Winter/Spring 2018 semester. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues with excellent writing, organizational, and interpersonal skills.

The field intern assists the NLIHC Field team in creating email campaigns focused on important federal policies, writing blogs, managing our database of membership records, mobilizing the field for the legislative efforts, and reaching out to new and existing members.

Winter/Spring interns are expected to work 25 hours a week beginning in January and finishing up in May. A modest stipend is provided. A cover letter, resume, and writing sample are required for consideration. In your cover letter, please specify your interest in the field internship position and that you are interested in the Winter/Spring internship.

Interested students should send their materials to: Paul Kealey, chief operating officer, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Washington, DC 20005 via email to pkealey@nlihc.org.

Support NLIHC This Holiday Season at No Cost to You When You Shop on Amazon Smile

This holiday season and throughout the year, you can support NLIHC's mission to end homelessness and housing poverty when you shop on [Amazon Smile](#). Amazon will make a contribution to NLIHC on your behalf at no cost to you with every purchase you make on Amazon Smile. Just begin typing "National Low Income Housing Coalition" as your preferred charity and select it when it appears. Click [here](#) to support NLIHC's work while shopping. Thank you for your support!

NLIHC Staff

Sonya Acosta, Policy Intern, x241
Andrew Aurand, Vice President for Research, x245
Josephine Clarke, Executive Assistant, x226
Dan Emmanuel, Research Analyst, x316
Ellen Errico, Creative Services Manager, x246
Isaiah Fleming-Klink, Field Intern, x229
Jared Gaby-Biegel, Research Intern, x249
Ed Gramlich, Senior Advisor, x314
Lindsey Kim, Communications/Graphic Design Intern, x250
Paul Kealey, Chief Operating Officer, x232

Joseph Lindstrom, Manager, Field Organizing, x222
Lisa Marlow, Communications Specialist, x239
Sarah Mickelson, Director of Public Policy, x228
Khara Norris, Director of Administration, x242
James Saucedo, Housing Advocacy Organizer, x233
Christina Sin, Development Coordinator, x234
Debra Susie, Disaster Housing Recovery Coordinator, x227
Elayne Weiss, Senior Housing Policy Analyst, x243
Renee Willis, Vice President for Field and Communications, x247
Diane Yentel, President and CEO, x228